

***SUBDIVISION,  
PLANNED UNIT DEVELOPMENT, &  
PLANNING APPROVAL  
STAFF REPORT***

**Date: September 7, 2017**

**APPLICANT NAME**

Country Club of Mobile Subdivision

**SUBDIVISION NAME**

Country Club of Mobile Subdivision

**DEVELOPMENT NAME**

Country Club of Mobile Subdivision

**LOCATION**

4101 Wimbledon Drive West  
(North and South sides of Wimbledon Drive West, 200'±  
West of Turnin Lane, extending to the East and South sides  
of Country Club Road, and the North side of Airport  
Boulevard, ¼ mile± West of South McGregor Avenue).

**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

189.5± Acres / 2 Lots

**CONTEMPLATED USE**

*Subdivision approval to create two legal lots of record  
from two metes-and-bounds parcels; Planned Unit  
Development Approval to amend a previously approved  
Planned Unit Development to allow a new asphalt tennis  
court, reduced front yard setback and with multiple  
buildings on a single building site; and Planning Approval  
to amend a previously approved Planning Approval to  
allow an expansion of an existing private club in an R-1,  
Single-Family Residential District.*

**TIME SCHEDULE  
FOR DEVELOPMENT**

Not specified.

**ENGINEERING  
COMMENTS**

*Subdivision: FINAL PLAT COMMENTS (should be  
addressed prior to submitting the FINAL PLAT for review and/or signature by the City  
Engineer):*

*A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks,  
signatures, certification statements, written legal description, required notes, legend, scale,*

*bearings and distances) that is required by the current Alabama State Board of Licensure for Professional*

- B. *Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.*
- C. *Show and label each and every Right-Of-Way and easement.*
- D. *Provide and label the monument set or found at each subdivision corner.*
- E. *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
- F. *Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.*
- G. *Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.*
- H. *After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.*

**Planned Unit Development:** ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
- 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- 4. The detention facility/Water Feature shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
- 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
- 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**Planning Approval:**

*No Comments*

**TRAFFIC ENGINEERING****COMMENTS**

The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT****COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

**REMARKS**

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow a new asphalt tennis court along with multiple buildings on a single building site.

The site most recently had applications for Planned Unit Development approval granted at the Planning Commission's August 4, 2016 meeting to amend previously approved Planned Unit Development; and then Subdivision approval to create 2 legal lots, and Planning Approval to amend a previously approved Planning Approval to allow a private club with multiple buildings on multiple building sites to include renovations to the golf facility, construction of a tennis maintenance building, pump house and a fence (approved by the Planning Commission on October 6, 2016). It appears that the Subdivision approved has not been submitted to staff for signatures, and therefore has not been recorded in Probate Court. A condition of the Subdivision was "completion of the Subdivision process prior to any requests for site inspections relating to the certificates of occupancy". While building permits have been issued for the previously approved scope of work, and no requests for final inspections have been made at this time, the applicant should be aware that Subdivision approvals are only valid for 1-year, unless an extension is approved. The applicant has allowed previous Subdivisions approved by the Planning Commission at its March 6, 2008 and February 7, 2013 meetings to expire; therefore, it may be appropriate to prohibit the issuance of any building permits associated with the currently proposed work to be issued until the Subdivision is recorded in Probate Court.

The applicant is proposing to construct a new asphalt tennis court to the South of the existing tennis courts. Due to the site plan specific nature of Planning Approvals, the applicant should be required to submit a Planning Approval application as well, if approved.

The applicant provided the following proposed scope of operations:

*This application is to amend the tentatively approved Planned Unit Development (ZON-*

*2016-01441) application. The Country Club of Mobile is proposing a new asphalt tennis court on the North side of Wimbledon Drive and South of the existing tennis courts.*

*Construction of the proposed additions is scheduled to begin upon all municipal approvals. The additions will be completed within one year.*

*Trees near the area of construction are shown. The application requests that no further depiction of trees be required and no further placement of trees be required.*

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from the adverse effects from the PUD.

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The proposed tennis court will be 126' x 66', or 8,316± square feet. The total square footage of this addition, and recently approved additions do not constitute a 50% increase, therefore tree and landscape compliance is not required at this time. Furthermore, the scope of the proposed improvements are not so substantial that a new Sidewalk Waiver application would be required at this time.

Regarding the proposed improvement, the tennis court location will be approximately 42'± from the nearest residence. The greatest long term impact anticipated will be that of any new lighting added to the site for the court. The applicant should ensure that any new lighting of the site be so designed as to not shine onto adjacent residential properties or into the public right-of-way.

No specific mention is made of if there will be a fence surrounding the proposed tennis court, however, the facility will be located 25'± from the existing front property line.

It should be noted that as part of the Subdivision approval, the 25' setback was to be adjusted to accommodate an 80' right-of-way, due to Wimbledon Drive being a proposed major street. While Wimbledon Drive has recently been removed from the Major Street Plan, setback to accommodate a 50' right-of-way should still be provided. Thus, it appears that a fence enclosure may be within the setback. Either the site plan should be revised to relocate the tennis court outside of the setback, or the Planned Unit Development request should be modified to request a reduced setback. Additionally, new Subdivision and Planning Approval requests should be submitted to address the revised setback requirements.

### **RECOMMENDATION**

The Planned Unit Development request is recommended for Holdover to the September 7, 2017 meeting, with the applicant to submit revisions by August 7, 2017 to address the following:

- 1) submittal of a Subdivision application;
- 2) submittal of a Planning Approval application;
- 3) either relocate the proposed tennis court out of required setbacks or modify the Planned Unit Development application to include a request for reduced setbacks;
- 4) compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and*

Storm Water Runoff Control. 4. The detention facility/Water Feature shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 5) compliance with Traffic Engineering comments (The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).); and
- 7) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).).

***Revised for the September 7, 2017 meeting:***

*The Planned Unit Development application was heldover from the July 20, 2017 meeting to allow it to be heard with the corresponding Subdivision and Planning Approval applications.*

*The applicant is requesting Subdivision approval to create two legal lots of record from two metes-and-bounds parcels; Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow a new asphalt tennis court, reduced front yard setback and with multiple buildings on a single building site; and Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing private club in an R-1, Single-Family Residential District.*

*Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.*

*The lot size is provided in square feet and acres, and if approved, should remain on the Final Plat. It should be noted that the preliminary plat labels Lot 2 as "future development", however as that lot is developed with several buildings, swimming pools, tennis courts, etc., the "future development" label should be removed, if approved.*

*As mentioned previously, Wimbledon Drive was previously listed as a major street on the Major Street Plan, but has been removed since the site obtained Subdivision approval from the Planning Commission in October 2016. The newly required right-of-way width is 50', and the current right-of-way width is depicted as 37'. In order to provide the required 50' right-of-way, 6.5' of dedication will be required on both sides of the street. Based on the preliminary plat, it appears that the applicant wishes to have an increased setback of 31.5' to accommodate the future right-of-way, in lieu of dedication. It should be noted however, that the Planned Unit Development and Planning Approval site plans depict a 24' minimum building setback for 75' along Wimbledon Drive to accommodate a proposed tennis court. If approved, the Final Plat should be revised to maintain the 31.5' minimum building setback, except that 75' long strip where the setback is to be reduced to 24' to accommodate the proposed tennis court.*

*The site also has frontage along Airport Boulevard and Country Club Road, which both have adequate existing right-of-ways, and therefore do not require any dedications. The 25' minimum building setback line is illustrated along both frontages, and should be retained on the Final Plat, if approved.*

*As a means of access management, both lots should be limited to the existing curb cuts, with changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*

*Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. Furthermore, it should be noted that PUD approval expires one year after approval, if no permits are obtained.*

*The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.*

*It is very important to note that the Planning Approval and Planned Unit Developments are site plan specific; therefore any future changes to the overall site plan must be submitted for PA and PUD review. Additionally, if the scope of operations for the club or the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.*

*The submitted site plan illustrates the proposed tennis court in the same position on the site as previously depicted, and includes all previously required notes regarding trash pickup, lighting, curb cuts, etc.*

*As mentioned previously, the applicant has allowed Subdivisions approved by the Planning Commission at its March 6, 2008 and February 7, 2013 meetings to expire; therefore, it may be appropriate to prohibit the issuance of any building permits associated with the currently proposed work to be issued until the Subdivision is recorded in Probate Court.*

**RECOMMENDATION**      **Subdivision:**    *The application is recommended for Tentative Approval, subject to the following conditions:*

- 1) removal of the “future development” label from Lot 2;*
- 2) retention of the lot sizes in square feet and acres;*
- 3) retention of the 31.5’ minimum setback line along Wimbledon Drive, except that 75’ long strip where the setback is to be reduced to 24’ to accommodate the proposed tennis court;*
- 4) retention of the 25’ minimum building setback line along both Airport Boulevard and Country Club Road;*
- 5) placement of a note on the Final Plat stating that both lots are limited to their existing curb cuts, with changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*
- 6) compliance with Engineering Comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional B. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C. Show and label each and every Right-Of-Way and easement. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 7) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);*
- 8) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64); and*



- 9) completion of the Subdivision process prior to the issuance of permits associated with the currently proposed work.

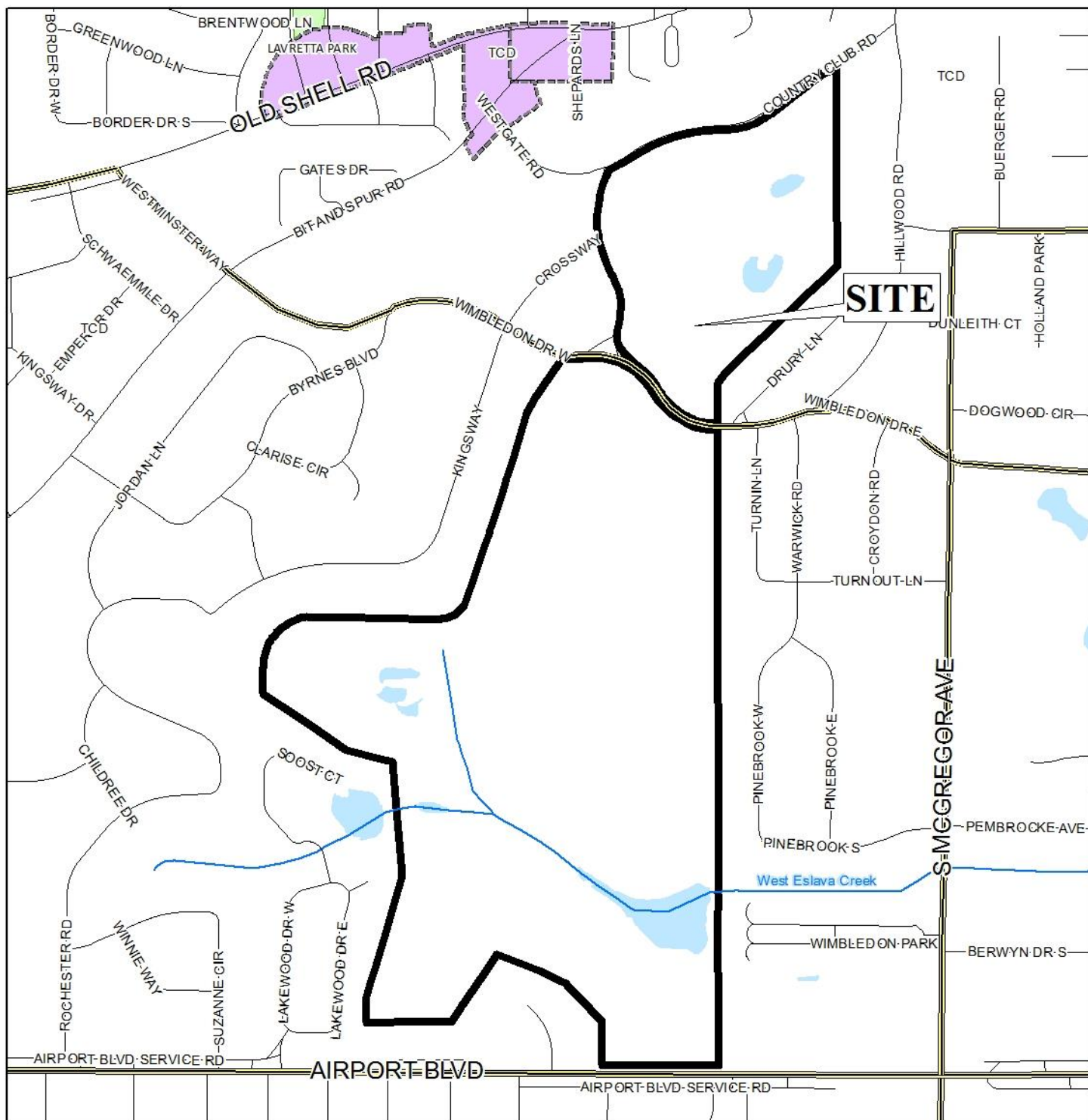
**Planned Unit Development:** This application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The detention facility/Water Feature shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 2) compliance with Traffic Engineering comments (The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 3) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);
- 4) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64); and
- 5) completion of the Subdivision process prior to the issuance of permits associated with the currently proposed work.

**Planning Approval:** *This application is recommended for Approval, subject to the following conditions:*

- 1) compliance with Traffic Engineering comments (The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 2) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);*
- 3) compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64); and*
- 4) completion of the Subdivision process prior to the issuance of permits associated with the currently proposed work.*

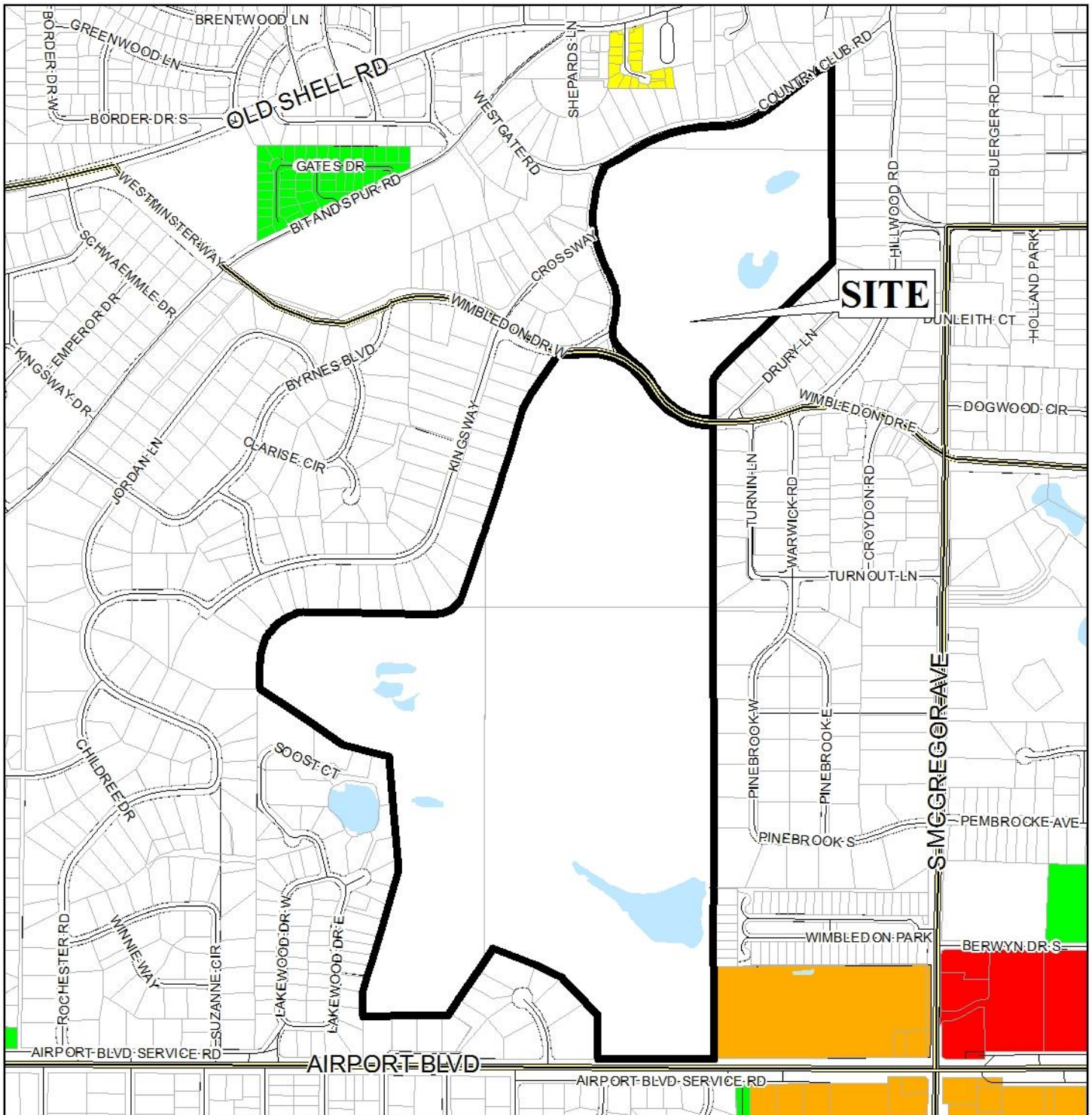
# LOCATOR MAP



APPLICATION NUMBER 22 DATE September 7, 2017  
 APPLICANT Country Club of Mobile  
 REQUEST Subdivision, PUD, Planning Approval



# LOCATOR ZONING MAP

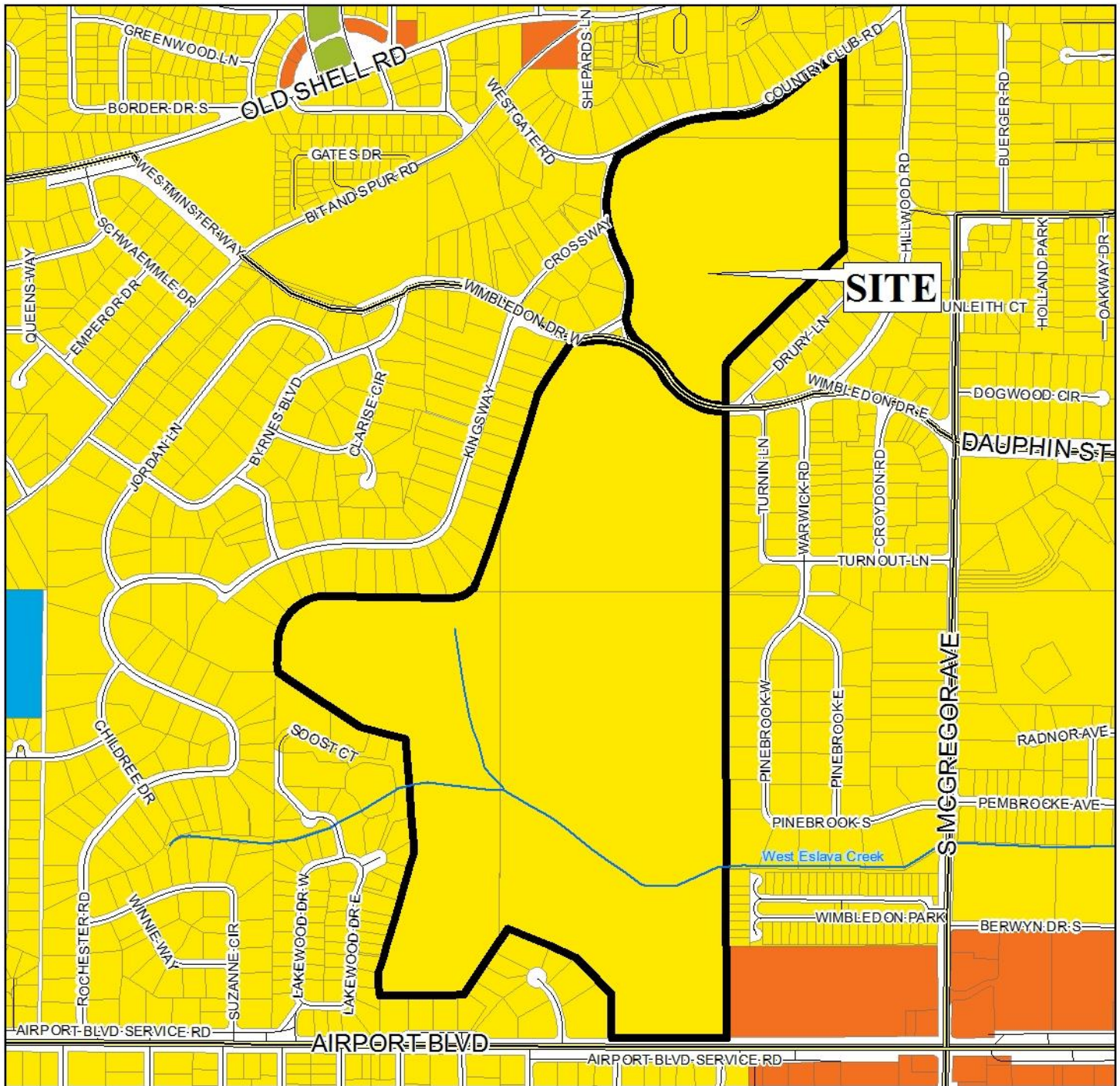


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# FLUM LOCATOR MAP



APPLICATION NUMBER 22 DATE September 7, 2017

APPLICANT Country Club of Mobile

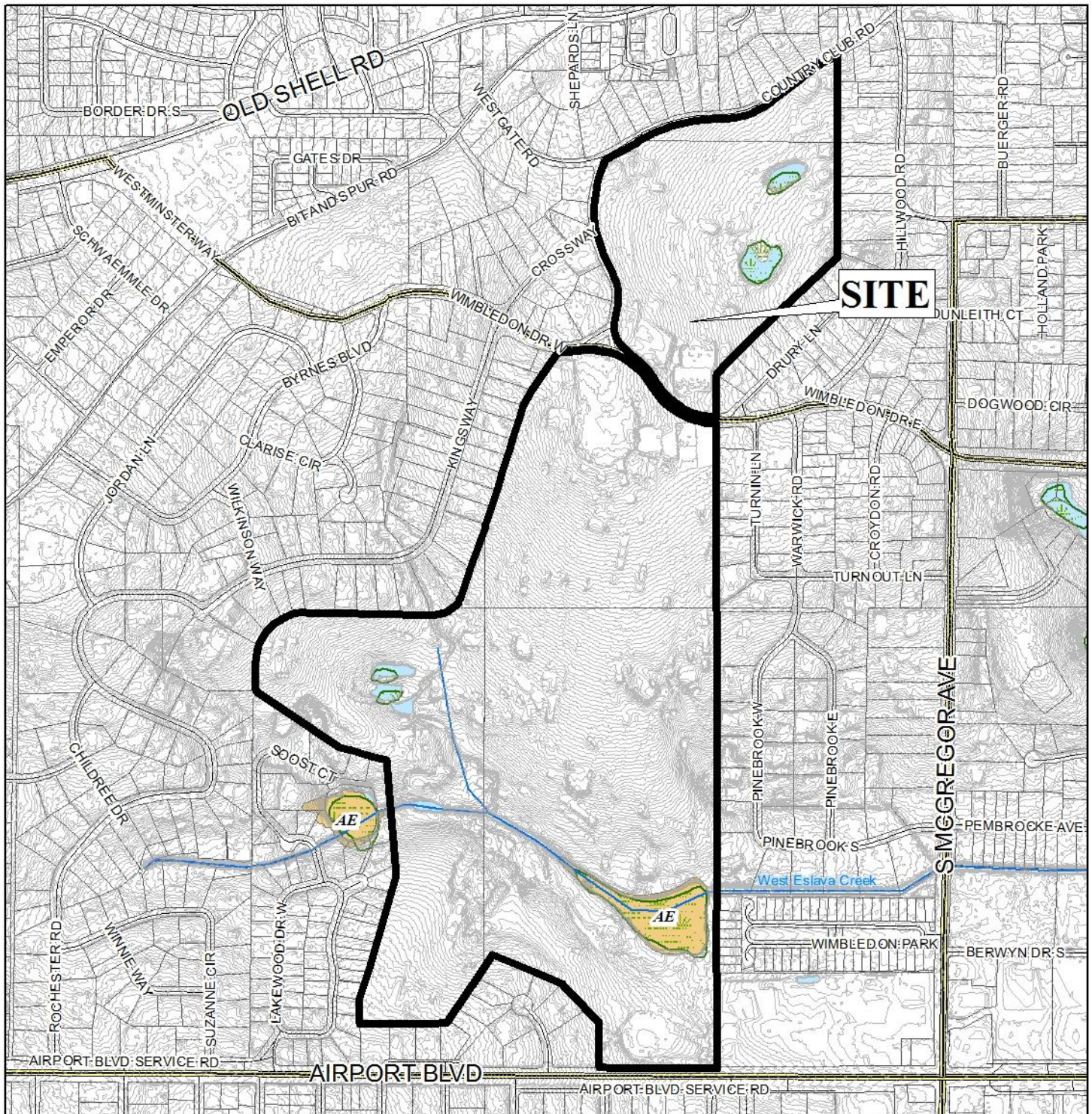
REQUEST Subdivision, PUD, Planning Approval

|                           |                                  |                     |                    |
|---------------------------|----------------------------------|---------------------|--------------------|
| Low Density Residential   | Neighborhood Center- Traditional | Downtown Waterfront | Water Dependent    |
| Mixed Density Residential | Traditional Corridor             | Light Industry      | Parks & Open Space |
| Downtown                  | Neighborhood Center- Suburban    | Heavy Industry      |                    |
| District Center           | Mixed Commercial Corridor        | Institutional       |                    |





# ENVIRONMENTAL LOCATOR MAP

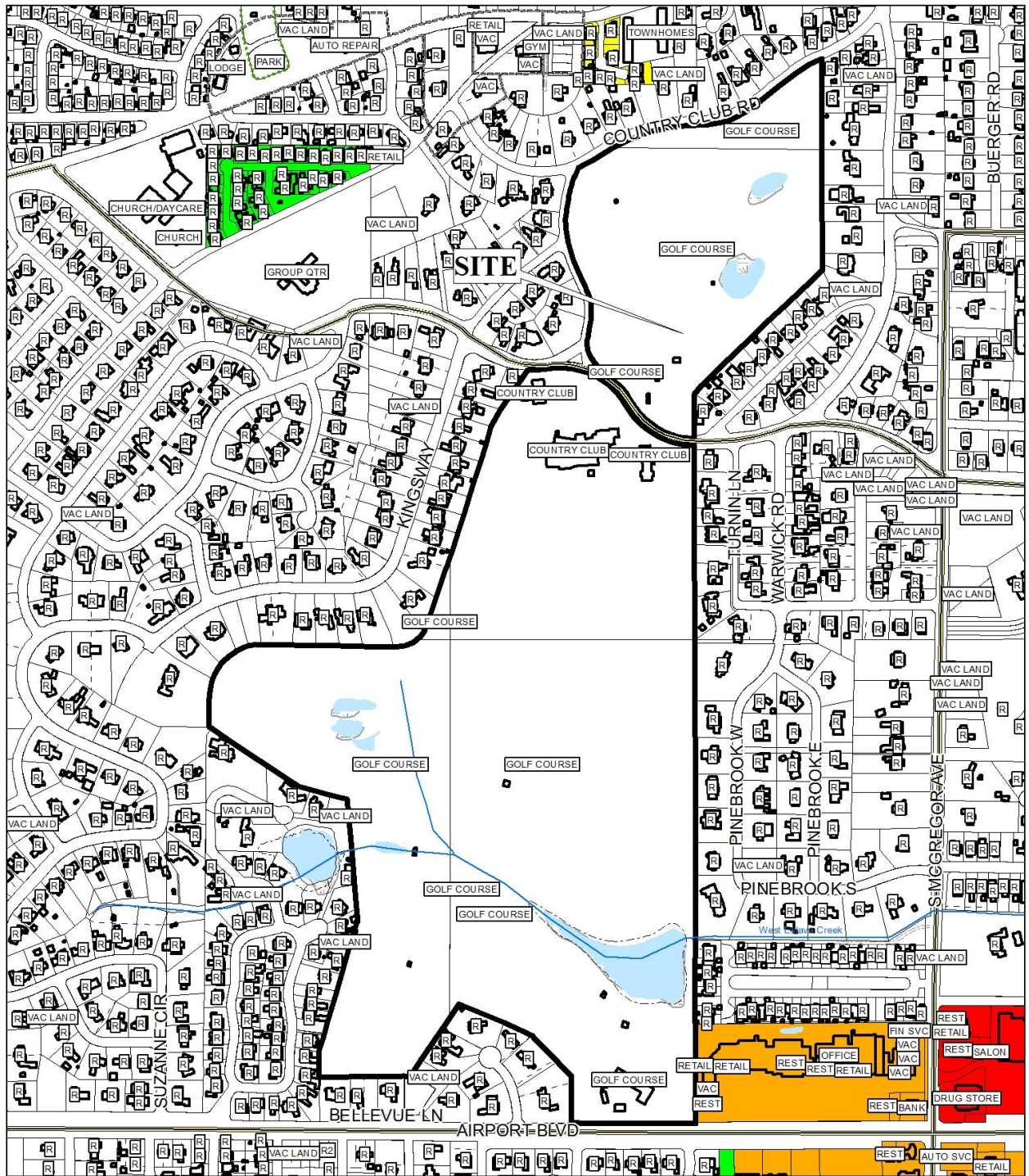


APPLICATION NUMBER 22 DATE September 7, 2017  
APPLICANT Country Club of Mobile  
REQUEST Subdivision, PUD, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units lie southeast of the site.

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APPLICANT Country Club of Mobile

REQUEST Subdivision, PUD, Planning Approval

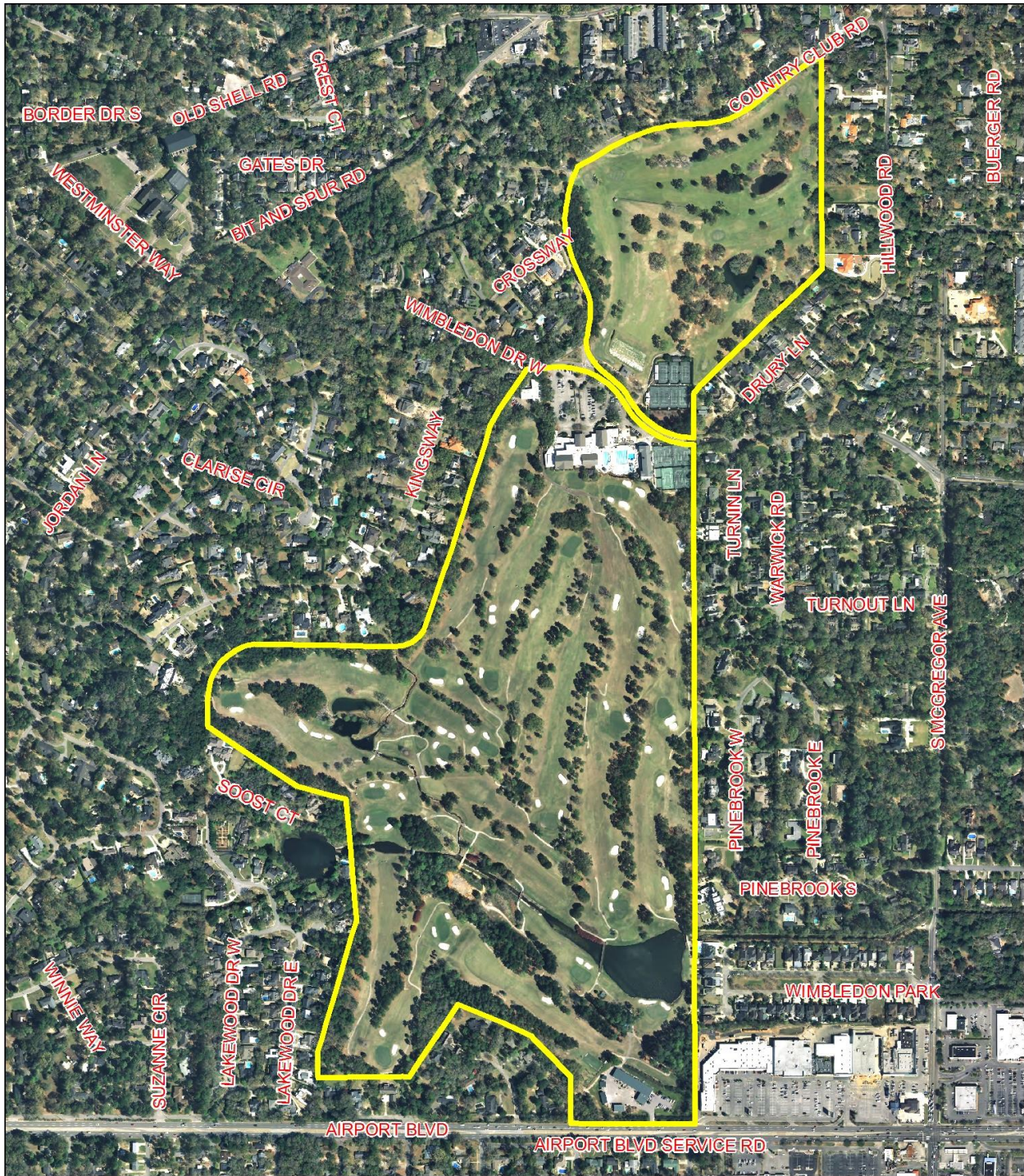
|     |     |      |     |     |      |       |      |
|-----|-----|------|-----|-----|------|-------|------|
| R-A | R-3 | T-B  | B-2 | B-5 | MUN  | SD-WH | T5.1 |
| R-1 | R-B | B-1  | B-3 | I-1 | OPEN | T3    | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD   | T4    | T6   |



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. Commercial units lie southeast of the site.

|                    |                                     |      |                   |
|--------------------|-------------------------------------|------|-------------------|
| APPLICATION NUMBER | 22                                  | DATE | September 7, 2017 |
| APPLICANT          | Country Club of Mobile              |      |                   |
| REQUEST            | Subdivision, PUD, Planning Approval |      |                   |



NTS



# DETAIL SITE PLAN



The site plan illustrates the existing buildings, existing tennis courts, setback, and proposed courts.

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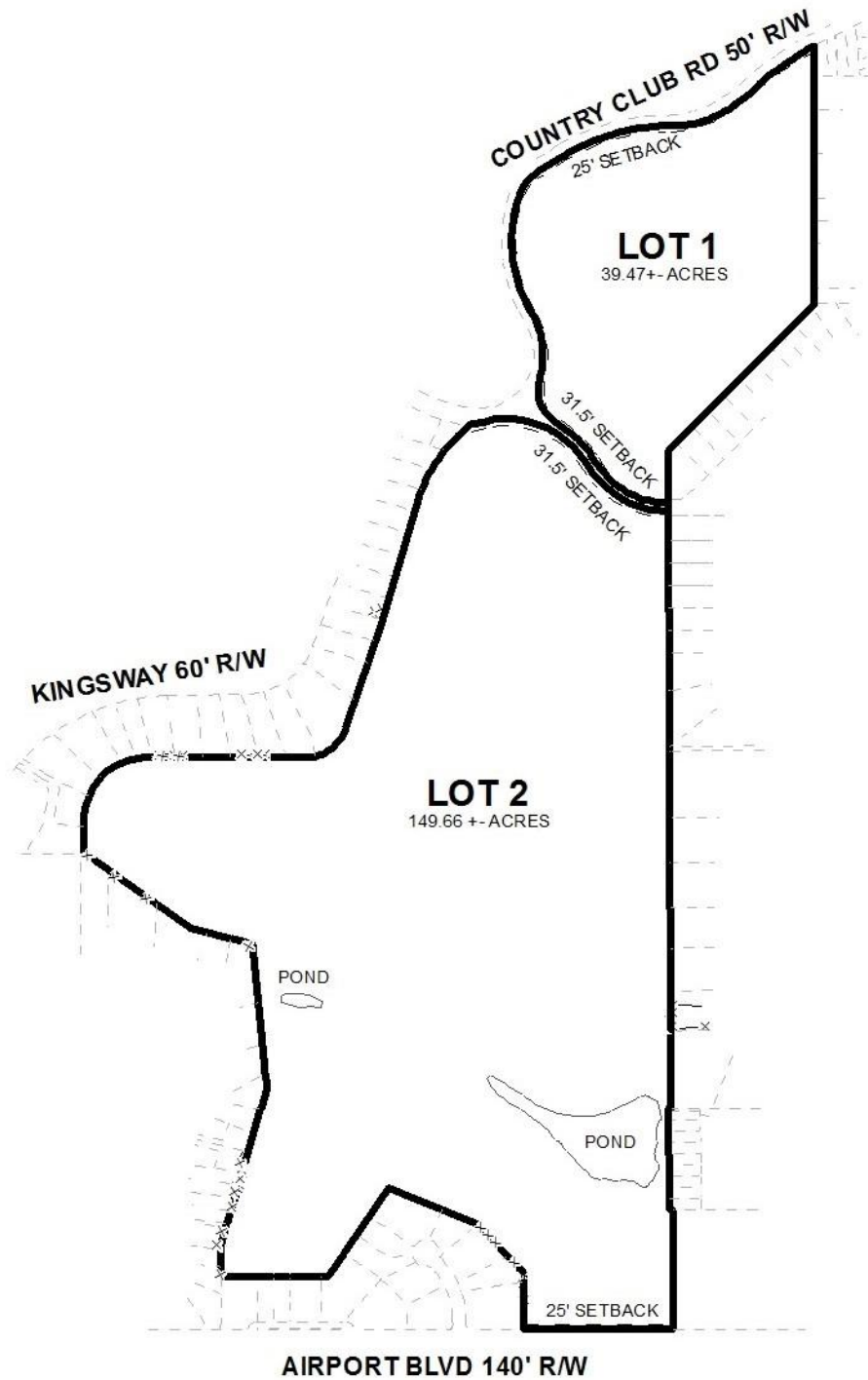
APPLICANT Country Club of Mobile

REQUEST Subdivision, PUD, Planning Approval



NTS

# DETAIL SITE PLAN



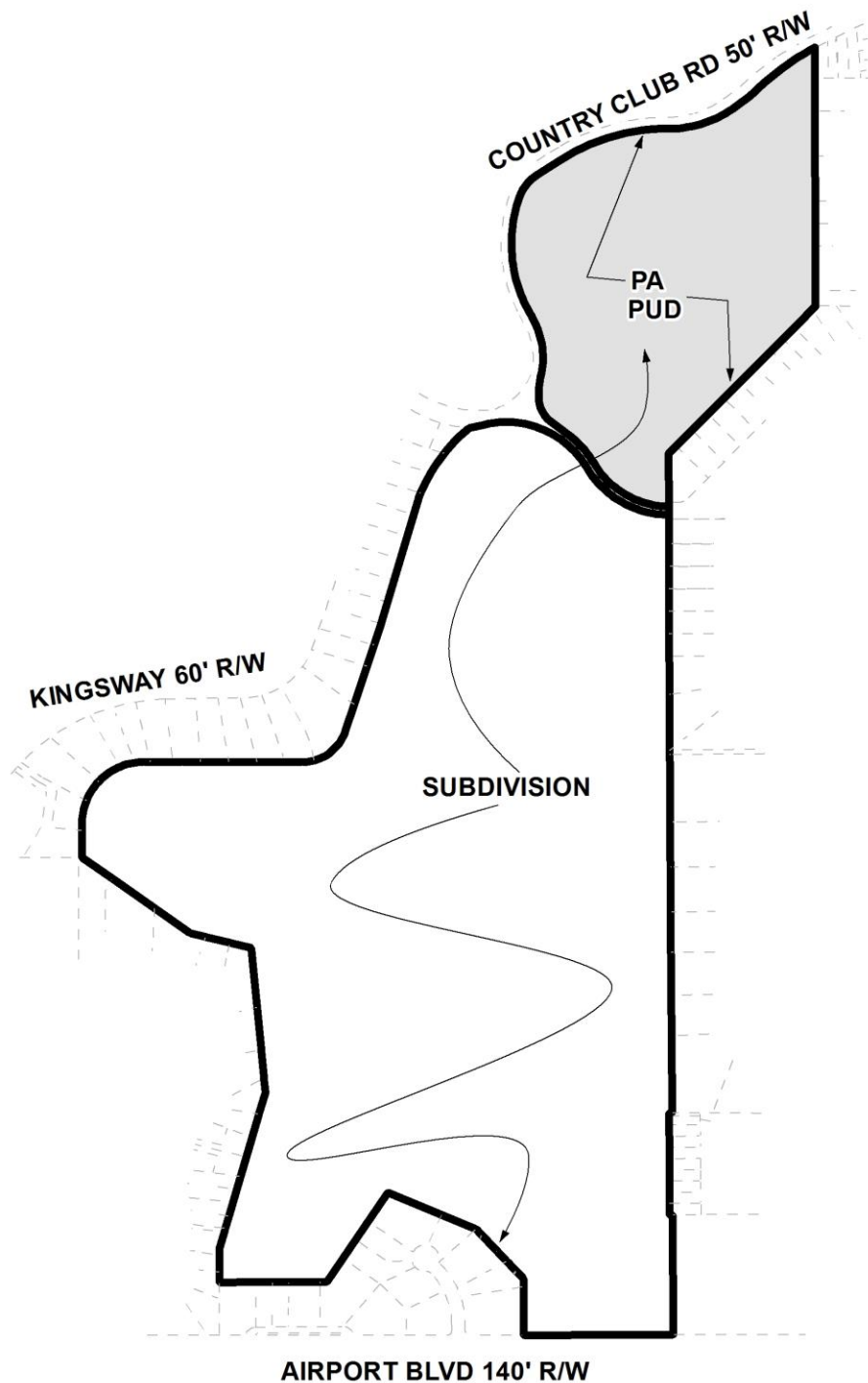
APPLICATION NUMBER 22 DATE September 7, 2017

APPLICANT Country Club of Mobile

REQUEST Subdivision, PUD, Planning Approval



# DETAIL SITE PLAN



APPLICATION NUMBER 22 DATE September 7, 2017  
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